

MORENA BLVD. STATION AREA PLAN

Alternative 3:

Aggressive Land Use Focus

LAND USE / DEVELOPMENT / REINVESTMENT IDEAS

- Opportunity for new development that is transit supportive with a focus on housing & transit supportive mixed uses. This residential population will help support local businesses.
- Opportunity for major new development that is transit supportive with a focus on higher density employment office space.
- Opportunity for reinvestment with a focus on restaurants and / or local businesses in a small main street district setting.
- Opportunity for reinvestment or new development with a focus on a design / furnishings district as a regional destination.
- Opportunity for new development or reinvestment for neighborhood supporting retail (including a grocery store) and locally serving shopping.
- Opportunity for major new landmark / public space feature / parklet / promenade or plaza to help emphasize district.
- Land uses that will stay mostly the same

UZ Upzone needed to be transit supportive & provide incentives for major reinvestment or to shift a land use to a new more transit supportive use.

3 floors with tuck under / surface parking
Note for general height with floors ranging from 12'-15' for ground floor retail, 10'-12' for housing & 11'-14' for office / second note refers to surface parking at ground level or tuck under building ground level parking or structured parking at grade (screened) or below ground level.

CLAIREMONT



4 floors over 3 levels of structured parking with high bay grocery store and housing above
UZ

UZ

UZ

UZ

3 floors with tuck under / surface parking

INGULF

UZ

2 floors over tuck under parking

UZ

3 floors with tuck under / surface parking

UZ

3 floors with tuck under / surface parking

3 floors with tuck under / surface parking
4 floors over 2 levels of structured parking
UZ
3 floors with tuck under / surface parking

Study Limits for Land Use Changes

NAPIER

ASHTON

Replace fast food with food court and public plaza

Encourage additional main street type businesses

MORENA BLVD.

ASHER ST.

UZ

3 floors with tuck under / surface parking

UZ

2 floors with tuck under / surface parking

UZ

4 floors over 2 levels of structured parking

UZ

UZ

UZ

UZ

UZ

UZ

KNOWVILLE

UZ

3 floors with tuck under / surface parking

4 floors over 2 levels of structured parking

UZ

4 floors over 2 levels of structured parking

UZ

3 floors over 1 floor of parking

UZ

4 floors over 2 levels of structured parking

UZ

4 floors over 2 levels of structured parking

UZ

4 floors over 2 levels of structured parking

UZ

3 floors over 1 floor of parking

UZ

Remain as is using on-street parking

Remain as is using on-street parking

Remain as is using on-street parking

VEGA ST.



4 floors over 2 levels of structured parking

UZ

4 floors over 2 levels of structured parking

UZ

2 floors living over artist / craftsman workspace with garages

UZ

3 floors with tuck under / surface parking

UZ

3 floors with tuck under / surface parking

UZ

4 floors over 2 levels of structured parking

UZ

4 floors over 2 levels of structured parking

UZ

Refocus as artisan / design district

UZ

2 floors living over artist / craftsman workspace with garages

UZ

3 floors with tuck under / surface parking

UZ

4 floors over 2 levels of structured parking

UZ

4 floors over 2 levels of structured parking

UZ

MORENA BLVD.

BUENOS AVE.

3 floors with tuck under / surface parking / on-street parking or central parking structure

UZ

1 high bay floor retail with 2 levels of residence or artist loft above / on-street parking

UZ

2 floors living over artist / craftsman workspace with garages

UZ

4 floors over 2 levels of structured parking

UZ

4 floors over 2 levels of structured parking

UZ

4 floors over 2 levels of structured parking

UZ

UZ

TECOLOTE

LINDA VISTA RD.

NAPA ST.



FRIARS RD.